## CONDITIONAL USE APPLICATION Evansville, Wisconsin

Version: December 2021

**General instructions**. Complete this application as it applies to your project. Submit one copy of the application form, **20 copies of any maps**, and the required application fee to the Community Development Director. Before you formally submit your application and fee, you may submit one copy to the Community Development Director, who will ensure it is complete. If you have any questions, contact the Community Development Director at 608.882.2263 or <a href="mailto:color:colette.spranger@ci.evansville.wi.gov">colette.spranger@ci.evansville.wi.gov</a>. You may download this file off of the City's website at: <a href="https://www.ci.evansville.wi.gov">www.ci.evansville.wi.gov</a>.

PLEASE COMPLETE ALL SECTIONS OF THIS APPLICATION AND INCLUDE ALL REQUESTED MAPS. THE APPLICATION WILL NOT BE REVIEWED UNTIL THE ENTIRE APPLICATION IS COMPLETED.

1.	Applicant information	on
----	-----------------------	----

Applicant name	CHS Oilseed Processing LLC
Street address	5500 Cenex Drive
City	Inver Grove Heights
State and zip code	Minnesota 55077
Daytime telephone number	507-327-3097
Fax number, if any	
E-mail, if any	Jim.Graham@chsinc.com

00

Application number

Date of Plan Commission review

- Office Use Only -

2. **Agent contact information.** Include the names of agents, if any, that helped prepare this application including the supplemental information. Agents may include surveyors, engineers, landscape architects, architects, planners, and attorneys.

	Agent 1	Agent 2	Agent 3
Name	Jim Hetland	Bryan Remer	Mark Fabel
Company	KFI Engineers	Short Elliot Hendrickson, Inc	McGough
Street address	670 County Rd B West	2351 Connecticut Ave, Suite 300	2737 Fairview Ave N
City	St Paul	Sartell	St Paul
State and zip code	Minnesota 55113	Minnesota 56377	Minnesota 55113
Daytime telephone number	651-771-0880	320-229-4340	651-248-3024
Fax number, if any			
E-mail, if any	jphetland@kfi-eng.com	bremer@sehinc.com	mfabel@mggough.com

3. Subject property information

Street address	VARIES. SEE SITE SURVEY
Parcel number	6 – 27 – SEE SURVEY Note: the parcel number can be found on the tax bill for the property or may be obtained from the City.
Current zoning classification(s)	Agricultural District A
	Residential Districts RR LL-R12 LL-R15 R-1 R-2 R-3
	Business Districts B-1 B-2 B-3 B-4 B-5
	Planned Office District O-1
	Industrial Districts I-1 I-2 I-3

## CONDITIONAL USE APPLICATION Evansville, Wisconsin

Version: December 2021

Describe the current use	Current use is mixed Agricultural (1 home)
Full legal description	
*You can request this information from Real Property Division of Rock County	See attached Survey
*This may be attached as a separate file	

4. Proposed use. Describe the proposed use.

CHS proposes construction of a greenfield Oilseed Processing site, comprised of a soybean processing and Food Grade vegetable oil facility. The facility will create direct connections to CHS core businesses, helping meet market demand for Food Grade soybean oil and renewable diesel (RD) feedstock, as well as providing the region with soybean meal as a feedstock for the livestock industry.

5. Operating conditions. For non-residential uses, describe anticipated operating conditions (hours of operation, conditions that may affect surrounding properties, etc.)

Plant is staffed and operates 24/7, with highest vehicle traffic occurring on weekdays during early morning to early evening hours. Union Pacific rail service to plant expected to be once per day. Normal day time staffing is 50-65 workers, with evenings and weekends approximately 16 workers.

6. Potential nuisances. Describe any potential nuisances relating to street access, traffic visibility, parking, loading, exterior storage, exterior lighting, vibration, noise, air pollution, odor, electromagnetic radiation, glare and heat, fire and explosion, toxic or noxious materials, waste materials, drainage, and hazardous materials.

Potential nuisances include: increased vehicle traffic, regulated particulate emissions, hexane storage. Minimally increased ambient noise level. Project intends to purchase enough land to reduce impacts at property lines. See site plan exhibit for expected plant light levels.

7. Review criteria. Describe the reasons why you believe the proposed use is in keeping with the City's master plan. Refer to Section 130-104(3)a-f of the Municipal Code for the review criteria.

The project's industrial use is consistent with the comprehensive plan vision.

## CONDITIONAL USE APPLICATION Evansville, Wisconsin Version: December 2021

-		
8. Other information. Provide any other information relating	to the intended project and its relation to nearby properties.	
The facility will be designed to relevant N standards. Controls will be included to m	IFPA, IBC, EPA, DNR and other state regulations and itigate risks. See attached exhibit for design standards and similar facilities, and has a history and knowledge of the	
	the application. In addition, the Community Development Director <u>may</u> require one own on the site plan is included at the end of this application.	
	subject property and all parcels lying within 250 feet of the subject property. This ich is not less than one inch equals 600 feet. It shall include a graphic scale and a	
11. Applicant certification		
I certify that the application is true as of the date it was sub-	omitted to the City for review.	
I understand that I may be charged additional fees (above)	and beyond the initial application fee) consistent with the Municipal Code.	
DocuSigned by:  Jim Graham  DBF61C49CCE5470	7/5/2023	
Applicant Signature	Date	
12. Landlord certification (if applicable)  *If you do not own the building that houses your business, y	ou must have your landlord sign this application	
I certify that the application is true as of the date it was sub-	omitted to the City for review.	
◆ The applicant has discussed their plans with me, and I support their application for this conditional use permit in my building.		
Landlord Signature	Date	
Governing Regulations The procedures and standards gove Municipal Code.	rning this application process are found in Chapter 130, Article 2, Division 8, of the	

## CONDITIONAL USE APPLICATION Evansville, Wisconsin Version: December 2021

		Comple	ete ?
Site Pl	an Checklist	Yes	No
a.	Title block with name, address, and phone and fax numbers of the current property owner and/or agents (developer, architect, engineer, planner) for the project SEE ATTACHED PROJECT INFORMATION SHEET		
b.	Date of the original plan and the latest date of revision	X	
C.	North arrow and graphic scale (not emaller than one inch equale 100 feet)	X	
d.	Parcel number of the subject property SEE ATTACHED PROJECT INFORMATION SHEET	X	
е.	Property lines and existing and proposed right-of-way lines, with bearings and distances clearly labeled	. 🛛	
f.	Existing and proposed easement lines and dimensions with a key on the margin describing ownership and purpose		
g.	Required building setback lines	X	
h.	Existing and proposed buildings, structures, and paved areas, including building entrances, walks, drives, decks, patios, fences, utility poles, drainage facilities, and walls		
i.	The location and dimension (cross section and entry throat) of all access points onto public streets	K	
j.	The location and dimensions of on-site parking (and off-site parking provisions if they are to be employed), including a summary of the number of parking stalls provided versus required by this chapter		
k.	The location and dimension of all loading and service areas of the subject property N/A		
l.	The location of all outdoor storage areas and the design of all screening devices N/A		
m.	The location, type, height, size, and lighting of all signage (existing and proposed)  DETAILS UNDETERMINED AT THIS TIME	X	
n.	The location, type, height, design/type, illumination power and orientation of all exterior lighting on the subject property, including clear demonstration of compliance with lighting requirements of the zoning code DETAILS UNDETERMINED AT THI	IS TIME	
0.	The location and type of any permanently protected green space areas N/A		$\boxtimes$
p.	The location of existing and proposed drainage facilities	X	
q.	In the legend, data for the subject property as follows:		
1.	Lot area (square feet or acres)	X	
2.	Floor area (square feet) BY BUILDING	$\boxtimes$	
3.	Floor area ratio	$\mathbb{K}$	
4.	Impervious surface area (square feet)	$\boxtimes$	
5.	Impervious surface ratio		
6.	Building height (feet)	$\boxtimes$	

## CONDITIONAL USE APPLICATION Evansville, Wisconsin

Version: December 2021

## **FACT SHEET**

## What is a conditional use?

A conditional use is a land use that would not be appropriate generally or without restriction throughout a specified area but which, if controlled as to the number, area, location, or relation to the neighborhood, could promote the public health, safety, or general welfare.

## What is the purpose of a conditional use permit?

A conditional use permit allows for the possibility of a conditional land use to exist within the City's zoning code. Conditional use permits are often required to protect residential neighborhoods against potentially disruptive uses. For example, uses which might generate substantial amounts of noise, odor, traffic, or are otherwise incompatible with the neighborhood.

It is the responsibility of the property owner to demonstrate that the use will not create major undesirable impacts on nearby properties, the environment, or the community as a whole. The Evansville Plan Commission may issue a conditional use permit after considering the appropriateness of the use in the proposed location and evaluating how potential undesirable impacts, if any, will be addressed.

## What are some examples of uses requiring a conditional use permit?

Some examples of conditional uses include: restaurants, taverns, theaters, arcades, indoor commercial entertainment community living arrangements, vehicle sales or rental, drive through facilities, group day care centers, vehicle repair and maintenance uses, car washes, personal storage facilities, group developments, or heavy industrial uses.

## What information is required to apply for a conditional use permit?

The applicant must submit maps clearly identifying the property and location of the proposed use. A written description of the proposed conditional use describing the type of activities, buildings, and structures proposed for the subject property and their general locations and a site plan are also required. The applicant should also provide written justification as to the reasons why the applicant believes the proposed conditional use is appropriate and does not create undesirable impacts on nearby properties, the environment, or the community.

## What is the process?

The applicant is encouraged to meet with the City Community Development Director to discuss any questions prior to the submission of the application. After the application is submitted, it will be reviewed by City staff, who will check it for completeness and evaluate whether the use is in harmony with the goals of the City's Comprehensive Plan. The Plan Commission will hold a public hearing, consider the staff recommendations, and make a decision within 60 days of the public hearing. There is a fee of \$300, plus reimbursement of municipal consulting costs. (This fee is in addition to the \$300 fee for site plan review.)

## Are there opportunities for public input?

A public hearing will be scheduled for a Plan Commission meeting. Notice of the hearing will be sent to property owners within 250 feet of the subject property, posted at City Hall, and published in the *Evansville Review*. Interested individuals are encouraged to contact the Community Development with questions prior to the hearing and attend the hearing to share their opinions regarding the application.

Note: This fact sheet is prepared to facilitate an understanding about conditional use permits. Applicants should refer to the City's zoning code for further explanation and requirements. Please contact the Community Development Director at 608.882.2263 or colette.spranger@ci.evansville.wi.gov if you have any questions.



**LOCATION MAP PROJECT ORANGE EVANSVILLE, WISCONSIN**  **FIGURE** NO. 1

629/2023 2:04 PM oenglish Plot: 6/29/2023 2:05 PM X:\KO\KKARFA\171784/5-final-dagn\651-drawings\10-Civilload\dwg\exhibit\K4171784EX\_PROJECT LOCATION MAP.dwg



# ALTA/NSPS LAND TITLE SURVEY

LEGEND			
1	WATER MAIN	<b>♦</b>	SECTION CORNER MONUMENT FOUND AS DESCRIBED
————G ————————————————————————————————	BURIED GAS LINE & METER	•	3/4" IRON PIPE FOUND (UNLESS OTHERWISE STATED)
— T-BUR —⊠ <sup>T</sup> T-BUR ——	BURIED TELEPHONE LINE & PEDESTAL	•	11/16" OD, 18" LGTH, REBAR SET (UNLESS OTHERWISE STATED)
—— F0 ——— F0 ———	BURIED FIBER OPTIC LINE	(XXXX)	RECORDED AS / DEEDED AS
		<b>A</b> -A	PARCEL - SUBPARCEL
<-\(\s\)	SANITARY MAIN & MAN HOLE	<b>A</b> -13	PARCEL - EXCEPTION
——————————————————————————————————————	OVERHEAD POWER LINE, POWER	×	VENT PIPE
P-OH ── <del>\begin{array}{c} P-OH ────────────────────────────────────</del>	POLE, GUY WIRE, & METER	*	CONIFEROUS TREE
		0	DECIDUOUS TREE
<< <<	STORM SEWER & MAN HOLE	$\bowtie$	GATE VALVE
		_НН	HANDHOLE
	CULVERT & CATCH BASIN / INLET	*	LIGHT
		- 0	MISC. MANHOLE
	RAIL ROAD TRACKS C/L	$\boxtimes$	MISC. PEDESTAL
	RAIL ROAD TRACKS C/L		POST
			SIGN
X	BARBED WIRE FENCE LINE		RAILROAD SIGNAL
		. •	RAILROAD SWITCHSTAND
XWD	——————————————————————————————————————		TRAFFIC BOX
<del>-</del> -		OWELL	WELL

## TABLE "A"

1. MONUMENTS FOUND OR PLACED AT ALL MAJOR CORNERS OF SUBJECT PROPERTY

2. ADDRESS(S) OF SUBJECT PROPERTY: ( *SOME PARCELS DO NOT HAVE ADDRESSES* ) 781 E. MAIN ST., EVANSVILLE, WI

6727 N WEARY RD. 6741 N WEARY RD. 6623 N WEARY RD.

6537 N WEARY RD., 6527 N WEARY RD., 6726 N CNTY. RD. "M" UNION, WI

3. SUBJECT PARCEL FALLS ENTIRELY WITHIN UNSHADED AREA OF MINIMAL FLOODING PER FLOOD INSURANCE RATE MAP, PANEL NUMBER 55105C0019E, EFFECTIVE DATE 9-16-2015.

4. GROSS LAND AREA 14,779,739 SQUARE FEET, 339.3 ACRES

5. TOPOGRAPHIC CONTOURS AT 1' INTERVALS SHOWN HEREIN, GENERATED FROM FIELD WORK ON NAVD88

8. ALL SUBSTANTIAL FEATURES OBSERVED ON SUBJECT PROPERTY AT THE TIME OF FIELD WORK ARE AS GRAPHICALLY ON MAP

11(b). BURIED UTILITIES SHOWN HEREIN AS FIELD LOCATED BY DIGGERS HOTLINE, TICKET NO.(S) 20231102153, 20231102155, 20231102181, 20231102187, 20231102205

13. NAMES OF ADJOINING LAND OWNERS, AS LISTED ON ROCK COUNTY GIS, ARE AS SHOWN HEREIN

15. AERIAL IMAGERY SHOWN HEREIN FROM STATE CARTOGRAPHERS OFFICE, DATED 2020

16. NO RECENT EARTH WORK OBSERVED ON SUBJECT PROPERTY AT THE TIME OF FIELD WORK

17. NO PROPOSED ROAD WORK TO TAKE PLACE ON C.T.H. "M", PER ROCK COUNTY PUBLIC WORKS IN A EMAIL CONVERSATION ON 3-31-2023. NO PROPOSED ROAD WORK TO TAKE PLACE ON S.T.H. "14", PER WIDOT IN A EMAIL CONVERSATION ON 4-4-2023 THE TOWN OF UNION HAS PLANNED DITCHING/DRAINAGE, PATCHING, AND SEALCOATING ON WEARY RD. IN THE TOWN OF UNION'S 5-YEAR PLAN, PER EMAIL CONVERSATION ON 4-3-2023.

To: Those who Purchase the Property
First American Title Insurance Company National Commercial Services
Oscar L. Bjugstad and Norma J. Bjugstad, trustees, or their successors in trust
Brian L. Bjugstad and Renee M. Bjugstad, as trustee of the Brian L. Bjugstad and Renee M. Bjugstad Revocable Trust
WIL-HU Acres LLC, a Wisconsin Limited Liability Company
Woodworth Farms, Inc., a Wisconsin Corporation
City of Evansville
Ryan P. McGrath and Kari A. McGarth
Templeton Farms, LLC

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 8, 11(b), 13, 15, 16, and 17 of Table A thereof. The field work was completed on 4-26-2023.

DATED THIS 9th DAY OF May ,2023.



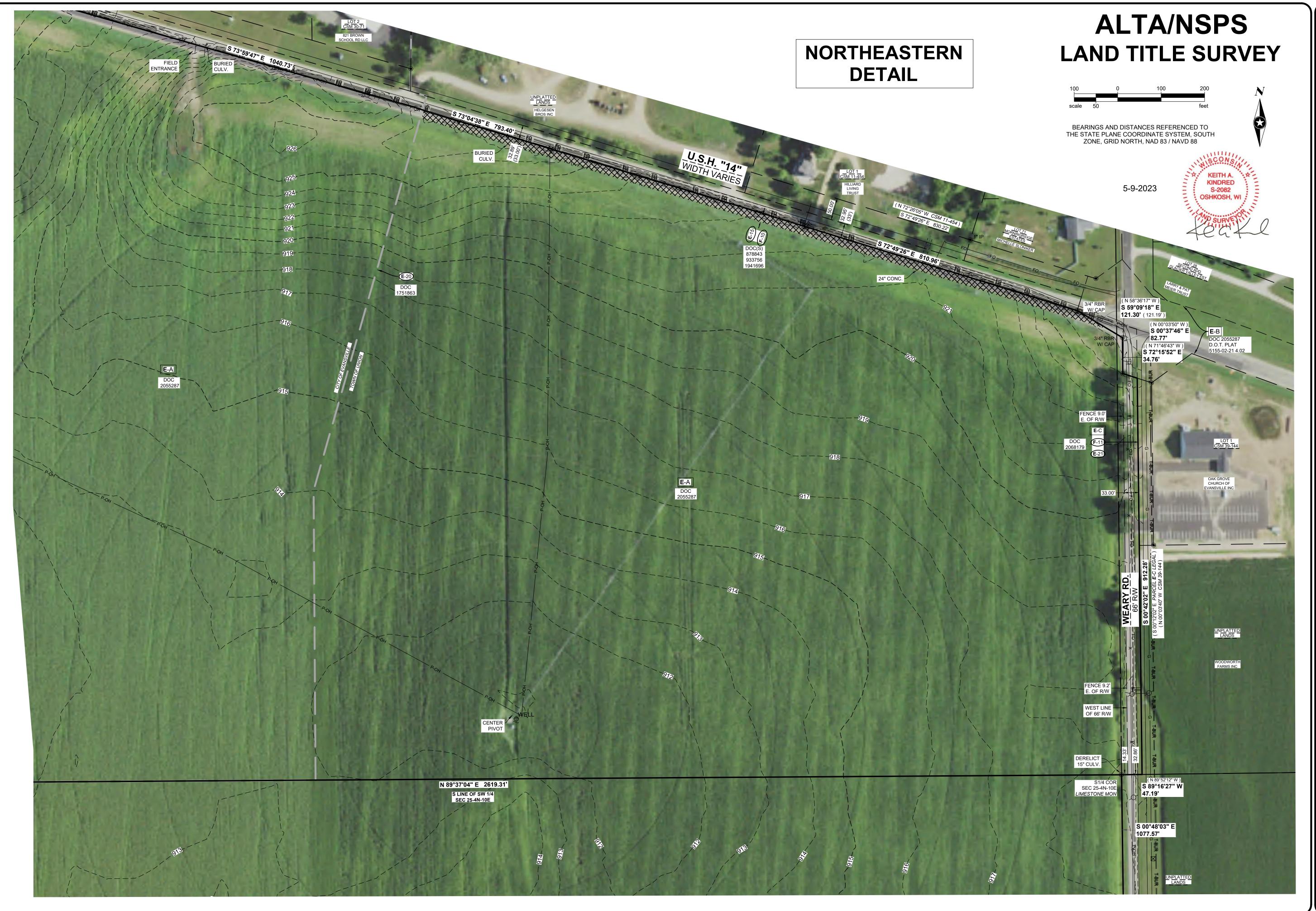
KEITH A. KINDRED, PLS 2082

PHONE: 414.949.8919 501 MAPLE AVENUE DELAFIELD, WI 53018-935 www.sehinc.com

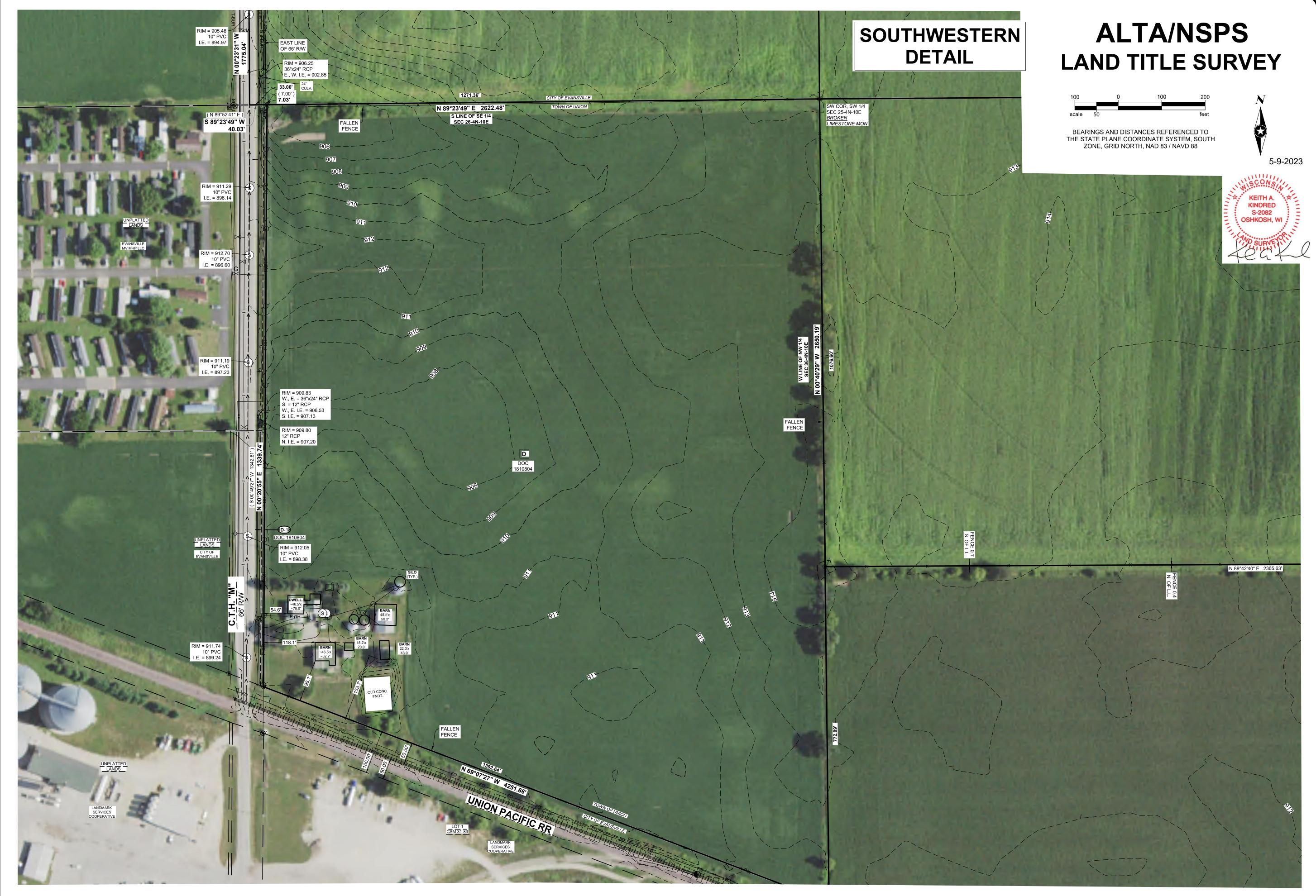
ALL OF LOT 1 OF CSM 39-5, AND LOT 1 OF CSM 20-88, AND PART OF THE SOUTHEAST 1/4, AND NORTHEAST 1/4, OF THE SOUTHEAST 1/4 OF SECTION 26, OF THE SOUTHEAST 1/4 OF SECTION 25, SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 25, PART OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4, AND PART OF THE NORTHEAST 1/4, AND THE SOUTHEAST 1/4, AND THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 36, AND PART OF THE NORTHEAST 1/4 AND THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 35, TOWNISHIP AND PART OF THE NORTHEAST 1/4 AND THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 35, TOWNISHIP AND PART OF THE NORTHEAST 1/4 AND THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 35, TOWNISHIP AND THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 35, TOWNISHIP AND THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 35, TOWNISHIP AND THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 35, TOWNISHIP AND THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 35, TOWNISHIP AND THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 35, TOWNISHIP AND THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 35, TOWNISHIP AND THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 35, TOWNISHIP AND THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 35, TOWNISHIP AND THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 35, TOWNISHIP AND THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 35, TOWNISHIP AND THE SOUTHEAST 1/4 OF SECTION

SHEET OF 6









## ALTA/NSPS LAND TITLE SURVEY

BJUGSTAD LIVING TRUST: (A)

COMMITMENT NO: NCS-1G8KWI02-MPLS

PARCEL A-A

A PARCEL OF LAND IN THE NORTHWEST 1/4, SECTION 36, TOWNSHIP 4 NORTH, RANGE 10 EAST, TOWN OF UNION, ROCK COUNTY, WISCONSIN, MORE FULLY DESCRIBED AS FOLLOWS: COMMENCING AT AN IRON STAKE WHICH IS 2,224.85 FEET DUE SOUTH (ASSUMED) ALONG THE CENTER SECTION LINE FROM THE GOVERNMENT STONE MARKING THE NORTHEAST CORNER OF THE SAID NORTHWEST 1/4, SECTION 36; THENCE WEST FOR 198.0 FEET; THENCE SOUTH FOR 264.0 FEET; THENCE EAST FOR 198.0 FEET; THENCE NORTH ALONG THE CENTER SECTION LINE FOR 264.0 FEET TO THE POINT OF BEGINNING. SHOWN ON MAP

EXCEPTING THEREFROM: A PARCEL OF LAND IN THE NORTHWEST 1/4, SECTION 36, TOWNSHIP 4 NORTH, RANGE 10 EAST, TOWN OF UNION, ROCK COUNTY, WISCONSIN, MORE FULLY DESCRIBED AS FOLLOWS: COMMENCING AT A POINT WHICH IS 2356.85 FEET DUE SOUTH (ASSUMED) ALONG THE CENTER SECTION LINE FROM THE GOVERNMENT STONE MARKING THE NORTHEAST CORNER OF THE SAID NORTHWEST 1/4, SECTION 36; THENCE WEST FOR 198.0 FEET; THENCE SOUTH FOR 132 FEET; THENCE EAST FOR 198.0 FEET; THENCE NORTH ALONG THE CENTER SECTION FOR 132 FEET TO THE POINT OF BEGINNING. SHOWN ON MAP AS PARCEL **A**-B

PARCEL A-B

A PARCEL OF LAND IN THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 36, TOWNSHIP 4 NORTH, RANGE 10 EAST OF THE 4TH P.M., TOWN OF UNION, ROCK COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT WHICH IS 2356.85 FEET DUE SOUTH (ASSUMED) ALONG THE CENTER SECTION LINE FROM THE GOVERNMENT STONE MARKING THE NORTHEAST CORNER OF SAID NORTHWEST 1/4, SECTION 36; THENCE WEST FOR 198.0 FEET; THENCE SOUTH FOR 132 FEET; THENCE EAST FOR 198.0 FEET; THENCE NORTH ALONG THE CENTER SECTION LINE FOR 132 FEET TO THE POINT OF BEGINNING. SHOWN ON MAP.

BRIAN L & RENEE M BJUGSTAD REVOCABLE TRUST: (B)

COMMITMENT NO: NCS-1G8KWI03-MPLS

PARCEL **B**-A

LOT 1 OF CERTIFIED SURVEY MAP RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR ROCK COUNTY, WISCONSIN ON APRIL 07, 1997, IN VOLUME 20, PAGES 88-90 AS DOCUMENT NO. 1325284, SAID CERTIFIED SURVEY MAP BEING PART OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 AND PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 36, TOWNSHIP 04 NORTH, RANGE 10 EAST OF THE 4TH P.M., UNION TOWNSHIP, ROCK COUNTY, WISCONSIN. SHOWN ON MAP.

PARCEL **B**-B

ALL THAT PART OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 36, TOWNSHIP 4 NORTH, RANGE 10 EAST OF THE 4TH P.M., TOWN OF UNION, ROCK COUNTY, WISCONSIN, WHICH LIES NORTHERLY OF A LINE DRAWN PARALLEL WITH AND DISTANT 50 FEET NORTHEASTERLY, MEASURED AT RIGHT ANGLES FROM THE CENTER LINE OF THE MAIN TRACT OF THE CHICAGO AND NORTHWESTERN RAILWAY CO. **SHOWN ON**MAP

ALL THAT PART OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 36, TOWN 4 NORTH, RANGE 10 EAST, TOWN OF UNION, ROCK COUNTY, WISCONSIN, WHICH LIES NORTH OF THE C & NW RAILWAY COMPANY'S RIGHT OF WAY, EXCEPTING THEREFROM THE FOLLOWING: COMMENCING AT AN IRON STAKE WHICH IS 2,224.85 FEET DUE SOUTH ALONG THE CENTER SECTION LINE FROM THE GOVERNMENT STONE MARKING THE NORTHEAST CORNER OF THE SAID NORTH WEST QUARTER, SECTION 36; THENCE WEST FOR 198.0 FEET; THENCE, SOUTH FOR 264.0 FEET; THENCE, EAST FOR 198.0 FEET; THENCE, NORTH ALONG THE CENTER SECTION LINE FOR 264.0 FEET TO THE POINT OF BEGINNING. **SHOWN ON MAP AS PARCEL A**-A.

ALSO THE NORTH 1/2 OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 36, TOWN 4 NORTH, RANGE 10 EAST, TOWN OF UNION, ROCK COUNTY, WISCONSIN, AND A STRIP OF LAND 15 RODS IN WIDTH THROUGHOUT TAKEN OFF FROM THE SOUTH SIDE OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 36; EXCEPTING FROM THE FIRST DESCRIBED TRACT THE RIGHT OF WAY OF THE C & NW RAILWAY COMPANY.

ALSO, ALL THAT PART OF THE FOLLOWING DESCRIBED PROPERTY LOCATED WEST OF THE CENTERLINE OF NORTH WEARY ROAD; THE NORTH 1/2 OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 36, TOWNSHIP 4 NORTH, RANGE 10 EAST, BEING IN THE TOWN OF UNION, ROCK COUNTY, WISCONSIN; EXCEPTING THEREFROM LOT 1 OF CERTIFIED SURVEY MAP RECORDED MAY 6, 1994 IN THE OFFICE OF THE REGISTER OF DEEDS FOR ROCK COUNTY, WISCONSIN, IN VOLUME 17 OF CERTIFIED SURVEY MAPS ON PAGE 242 AS DOCUMENT NO. 1232627, BEING PART OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 36, TOWNSHIP 4 NORTH, RANGE 10 EAST, TOWN OF UNION, ROCK COUNTY, WISCONSIN. SHOWN ON MAP.

ALSO, ALL THAT PART OF THE FOLLOWING DESCRIBED PROPERTY LOCATED WEST OF THE CENTERLINE OF NORTH WEARY ROAD AND NORTH OF THE NORTHERLY RIGHT-OF-WAY LINE OF THE UNION PACIFIC RAILROAD: THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE NORTHEAST 1/4; ALSO THE SOUTHEAST 1/4, ALL IN SECTION 36, TOWNSHIP 4 NORTH, RANGE 10 EAST, TOWN OF UNION, ROCK COUNTY, WISCONSIN; EXCEPTING THEREFROM LOT 1 OF CERTIFIED SURVEY MAP RECORDED JUNE 3, 1980 AS DOCUMENT NO. 924289, IN VOLUME 9 OF CERTIFIED SURVEY MAPS, PAGE 315, (PARCEL C) IN THE OFFICE OF THE REGISTER OF DEEDS FOR ROCK COUNTY, WISCONSIN, BEING PART OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 36, TOWNSHIP 4 NORTH, RANGE 10 EAST, OF THE 4TH P.M., TOWN OF UNION, ROCK COUNTY, WISCONSIN. SHOWN ON MAP.

EXCEPTING THEREFROM LOT 1 OF A CERTIFIED SURVEY MAP RECORDED IN VOLUME 39, PAGES 5-8 AS DOCUMENT NO. 2102820, BEING A PART OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 AND PART OF THE SOUTHWEST 1/4 OF SECTION 36, TOWNSHIP 4 NORTH, RANGE 10 EAST, OF THE 4TH P.M., TOWN OF UNION, ROCK COUNTY, WISCONSIN. SHOWN ON MAP AS PARCEL C.

FURTHER EXCEPTING THEREFROM LOT 1 OF A CERTIFIED SURVEY MAP RECORDED IN VOLUME 20, PAGES 88-90 AS DOCUMENT NO. 1325284, BEING PART OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 36, TOWNSHIP 4 NORTH, RANGE 10 EAST, OF THE 4TH P.M., TOWN OF UNION, ROCK COUNTY, WISCONSIN. SHOWN ON MAP AS PARCEL B-A.

RYAN P & KARI A MCGRATH: (C)

COMMITMENT NO: NCS-1G8KWI05-MPLS

LOT ONE (1) OF CERTIFIED SURVEY MAP RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR ROCK COUNTY, WISCONSIN ON MAY 10, 2018, IN VOLUME 39 OF CERTIFIED SURVEY MAPS, PAGES 5-8 AS DOCUMENT NO. 2102820, SAID CERTIFIED SURVEY MAP BEING A PART OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 AND PART OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 36, TOWNSHIP 4 NORTH, RANGE 10 EAST OF THE 4TH P.M., IN THE TOWN OF UNION, ROCK COUNTY, WISCONSIN. **SHOWN ON MAP.** 

TEMPLETON FARMS LLC: (**D**)

COMMITMENT NO: NCS-1G8KWI01-MPLS

ALL THAT PART OF THE NORTH 3/4 OF THE NORTHEAST 1/4 OF SECTION 35, TOWNSHIP 4 NORTH, RANGE 10 EAST OF THE 4TH P.M., TOWN OF UNION AND CITY OF EVANSVILLE, COUNTY OF ROCK AND STATE OF WISCONSIN, LYING NORTH OF THE CHICAGO & NORTHWESTERN RAILWAY COMPANY'S NORTHERLY RIGHT-OF-WAY LINE;

29 RODS AND 13 FEET; THENCE WEST 24 RODS AND 10 FEET; THENCE NORTH 29 RODS AND 13 FEET TO THE PLACE OF BEGINNING;

FURTHER EXCEPTING THEREFROM, THAT PART THEREOF DESCRIBED AS FOLLOWS: COMMENCING AT A CUT STONE MONUMENT FOUND AT THE NORTH 1/4 CORNER OF SAID SECTION 35; THENCE EAST

EXCEPTING THEREFROM. THAT PART THEREOF DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 35; THENCE EAST 24 RODS AND 10 FEET; THENCE SOUTH

FURTHER EXCEPTING THEREFROM, THAT PART THEREOF DESCRIBED AS FOLLOWS: COMMENCING AT A CUT STONE MONUMENT FOUND AT THE NORTH 1/4 CORNER OF SAID SECTION 35; THENCE EAST (ASSUMED BEARING), ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION, 477.60 FEET TO AN IRON PIPE MONUMENT SET AT THE PLACE OF BEGINNING FOR THE LAND TO BE HEREIN DESCRIBED; THENCE CONTINUING EAST, ALONG SAID NORTH LINE, 834.00 FEET TO AN IRON PIPE MONUMENT SET AT THE NORTHEAST CORNER OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION; THENCE SOUTH 0°57' WEST, ALONG OR NEAR THE CENTERLINE OF C.T.H. "M" AS TRAVELED, 750.00 FEET TO AN IRON PIPE MONUMENT; THENCE WEST, PARALLEL TO SAID NORTH LINE, 909.55 FEET TO AN IRON PIPE MONUMENT; THENCE NORTH 6°41'30" EAST 755.04 FEET TO THE PLACE OF BEGINNING;

FURTHER EXCEPTING THEREFROM, THAT PART THEREOF DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION 35; THENCE EAST (ASSUMED BEARING), ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION, 477.60 FEET TO AN IRON PIPE MONUMENT FOUND AT THE NORTHWEST CORNER OF AN EXISTING 15.007 ACRE TRACT, ALSO BEING AT THE PLACE OF BEGINNING FOR THE LAND TO BE HEREIN DESCRIBED; THENCE SOUTH 6°41'30" WEST, ALONG THE WEST LINE OF SAID TRACT, 494.87 FEET TO AN IRON PIN MONUMENT; THENCE WESTERLY, PARALLEL WITH SAID NORTH LINE, 14 FEET, MORE OR LESS, TO THE BRUNSELL TRACT; THENCE NORTHERLY, ALONG THE EAST LINE OF SAID TRACT, 491.5 FEET TO SAID NORTH LINE; THENCE EAST (ASSUMED), ALONG SAID NORTH LINE, 57.67 FEET, MORE OR LESS, TO THE PLACE OF BEGINNING;

FURTHER EXCEPTING THEREFROM, ALL THAT PART THEREOF CONVEYED TO THE CITY OF EVANSVILLE BY A QUIT CLAIM DEED DATED OCTOBER 16, 2007, RECORDED OCTOBER 23, 2007, AS DOCUMENT NO. 1810804, IN THE OFFICE OF THE REGISTER OF DEEDS FOR ROCK COUNTY, WISCONSIN. SHOWN ON MAP

FURTHER EXCEPTING THEREFROM THAT PORTION AS DESCRIBED IN WARRANTY DEED TO THE CITY OF EVANSVILLE RECORDED ON APRIL 13, 2017 AS DOCUMENT NO. 2075654 AS CORRECTED IN CORRECTION INSTRUMENT RECORDED ON \_\_\_\_\_\_, 2023 AS DOCUMENT NO. \_\_\_\_\_.

WIL-HU ACRES LLC (**E**) (NORTH 3 PARCELS)

COMMITMENT NO: NCS-1G8KWI06-MPLS

PARCEL **E**-A

THE SW 1/4 OF SECTION 25, T.4N., R.10E., TOWNSHIP OF UNION AND CITY OF EVANSVILLE, COUNTY OF ROCK, STATE OF WISCONSIN, LYING SOUTH OF US. HIGHWAY 14.

EXCEPTING LAND CONVEYED TO THE STATE OF WISCONSIN, DEPARTMENT OF TRANSPORTATION RECORDED JUNE 29, 2016 AS DOCUMENT NO. 2055287. SHOWN ON MAP.

PARCEL **E**-B

THE E 1/2 OF THE SE 1/4 OF SECTION 26, T.4N., R.10E., CITY OF EVANSVILLE, COUNTY OF ROCK, STATE OF WISCONSIN, LYING SOUTH OF US. HIGHWAY 14.

EXCEPTING LAND CONVEYED TO ROCK COUNTY IN WARRANTY DEED RECORDED OCTOBER 12, 1990 AS DOCUMENT NO. 1121169.

AND ALSO EXCEPTING LAND CONVEYED TO THE STATE OF WISCONSIN, DEPARTMENT OF TRANSPORTATION RECORDED JUNE 29, 2016 AS DOCUMENT NO. 2055287. SHOWN ON MAP.

PARCEL **E**-C

PART OF THE SW 1/4 OF THE SE 1/4 OF SECTION 25, T.4N., R.10E., CITY OF EVANSVILLE, COUNTY OF ROCK, STATE OF WISCONSIN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH QUARTER CORNER OF SAID SECTION 25; THENCE N.00°07'59"W., ALONG THE WEST LINE OF SAID SW 1/4 OF THE SE 1/4, 1040.44 FEET TO THE INTERSECTION WITH THE SOUTHERLY RIGHT-OF-WAY OF UNITED STATES HIGHWAY "14"; THENCE S.72°24'20"E., ALONG SAID SOUTHERLY RIGHT-OF-WAY, 48.27 FEET TO THE INTERSECTION WITH THE CENTERLINE OF NORTH WEARY ROAD; THENCE S.00°12'02"E., ALONG SAID CENTERLINE, 1025.96 FEET TO THE SOUTH LINE OF SAID SW 1/4 OF THE SE 1/4; THENCE N.89°52'12"W., ALONG SAID SOUTH LINE, 47.19 FEET TO THE POINT OF BEGINNING. SHOWN ON MAP.

WIL-HU ACRES LLC (F)

COMMITMENT NO: NCS-1G8KWI04-MPLS

THE NORTH 13/16 OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 36, TOWNSHIP 4 NORTH, RANGE 10 EAST, IN THE TOWN OF UNION, ROCK COUNTY, WISCONSIN.

EXCEPTION(S)

BJUGSTAD LIVING TRUST: (A)

COMMITMENT NO: NCS-1G8KWI02-MPLS

11. Covenants, Conditions and Restrictions as set forth in Warranty Deed to Revocable Living Trust recorded in July 01, 2008 as Document 1835507 of Official Records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent of such covenants, conditions or restrictions violate 42 USC 2604(c). **SHOWN ON MAP AS PARCEL A**-B.

12. Covenants, Conditions and Restrictions as set forth in Warranty Deed to Revocable Living Trust recorded in July 01, 2008 as Document 1835508 of Official Records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent of such covenants, conditions or restrictions violate 42 USC 2604(c). **SHOWN ON MAP AS PARCEL A**-A.

BRIAN L & RENEE M BJUGSTAD REVOCABLE TRUST: (B)

COMMITMENT NO: NCS-1G8KWI03-MPLS

12. Easements, dedications, reservations, provisions, relinquishments, recitals, certificates, and any other matters as provided for or delineated on Certified Survey Map No. recorded April 07, 1997 in Volume 20, Page 88 as Document No. 1325284 referenced in the legal description contained herein. Reference is hereby made to said plat for particulars. **CSM DEPICTS NO EASEMENTS AND SHOWN ON MAP AS PARCEL B-**A

RYAN P & KARI A MCGRATH: (C)

COMMITMENT NO: NCS-1G8KWI05-MPLS

10. Easements, dedications, reservations, provisions, relinquishments, recitals, certificates, and any other matters as provided for or delineated on Certified Survey Map recorded on May 10, 2018 in Volume 39 of Certified Survey Maps, Pages 5-8 as Document No. 2102820 referenced in the legal description contained herein. Reference is hereby made to said plat for particulars. - **CSM DEPICTS NO EASEMENTS AND SHOWN ON MAP AS PARCEL C** 

TEMPLETON FARMS LLC: (D)

COMMITMENT NO: NCS-1G8KWI01-MPLS

- SCHEDULE B EXCEPTIONS NOT GRAPHICALLY DEPICTABLE

- DOC 1810804 (**D**-1) - SHOWN ON MAP ( FROM LEGAL DESCRIPTION )

WIL-HU ACRES LLC (**E**) (NORTH 3 PARCELS)

COMMITMENT NO: NCS-1G8KWI06-MPLS

12. (E-12) Utility Easement to Wisconsin Telephone Company, its successors and assigns, dated March 13, 1952, recorded/filed May 14, 1952 in Volume 46 of Misc., Page 247 as Document No. 530229. (Affects Parcel B). SHOWN ON MAP.

13. (E-13) Utility Easement to Wisconsin Power and Light Company, a Wisconsin corporation, dated November 01, 1973, recorded/filed December 18, 1973 in Volume 499 of Records, Page 465 as Document No. 809047. NOT LOCATED ON SUBJECT PROPERTY.

14. (E-14) Utility Easement to Wisconsin Power and Light Company, a Wisconsin corporation, dated November 01, 1973, recorded/filed December 18, 1973 in Volume 499 of Records, Page 467 as Document No. 809048. NOT LOCATED ON SUBJECT PROPERTY.

(Affects Parcel A & C)

15. (**E**-15) Limitations imposed upon ingress to and egress from the above described premises to North County Line-Janesville Road, U.S. Highway 14 including ramps and connection roads on the right of way thereof, as set forth in a finding, determination and declaration by the State Highway Commission of Wisconsin, Recorded: December 20, 1977 Volume 679 of records, Page 98, Document. No. 878843 wherein said highway is designated a controlled-access highway under the provisions of Section 84.25 of the Wisconsin Statues. **RESTRICTS ACCESS TO S.T.H. "14".** 

Authorization for Access to or Across a Controlled-Access Highway and Dedication of Lands recorded on December 23, 1980, Card #65, Images #898-899 as Document No. 933756. **RELEASES RESTRICTIONS ON ACCESS TO S.T.H. "14".** 

Authorization for Access to or Across a Controlled-Access Highway recorded March 06, 2012 as Document No. 1941696. RELEASES RESTRICTIONS ON ACCESS TO S.T.H. "14".

16. (E-16) Terms, conditions, restrictions and provisions relating to the use and maintenance of the Permanent Limited Easement recorded on July 31, 1990, Card #445, Images #247-250, as Document No. 1116764. (Affects Parcel B) SHOWN ON MAP, WITHIN RIGHT OF WAY OF U.S.H "14".

17. (E-17) Covenants, Conditions and Restrictions as set forth in Warranty Deed recorded in October 12, 1990, Card #454, Images #44-45 as Document No. 1121169 of Official Records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c). (Affects Parcel B) **SHOWN ON MAP.** 

18. (E-18) City of Evansville Ordinance # 2000-14, an Ordinance Annexing Territory to the City of Evansville recorded on January 18, 2001 as Document No. 1480488.

(Affects Parcel B) **NOT LOCATED ON SUBJECT PROPERTY.**19. (E-19) City of Evansville Ordinance # 2003-1, an Ordinance Annexing Territory to the City of Evansville, Wisconsin, and Rezoning From Agricultural One (A-1) To Residential Two (R-2), Residential Three (R-3), and Regional Business District Four (B-4) recorded May 21, 2003 as Document No. 1608509. **NOT LOCATED ON SUBJECT PROPERTY.** 

20. (E-20) City of Evansville Ordinance # 2006-3, an Ordinance Annexing Territory to the City of Evansville, Wisconsin (D & D Development Property) recorded May 25, 2006 as Document No. 1751863. SHOWN ON MAP.

21. (E-21) Terms, conditions, restrictions and provisions relating to the use and maintenance of the Easement Agreement for Application of Nutrients recorded on December 16, 2016, as Document No. 2068179. **NOT SURVEY RELATED.** 

WIL-HU ACRES LLC (**F**)

COMMITMENT NO: NCS-1G8KWI04-MPLS

10. (**F**-10) Limitations imposed upon ingress to and egress from the above described premises to U.S. Highway 14 including ramps and connection roads on the right of way thereof, as set forth in a finding, determination and declaration by the State Highway Commission of Wisconsin, Recorded: December 20, 1977 in Volume 679 of records, Page 98, Document No. 878843 (THIS DOCUMENT RESTRICTS S.T.H."14" ACCESS AS SHOWN) wherein said highway is designated a controlled-access highway under the provisions of Section 84.25 of the Wisconsin Statues.

Authorization for Access To or Across a Controlled-Access Highway recorded on March 06, 2012 as Document No. 1941696 (THIS DOCUMENT REMOVES THE RESTRICTIONS SET FORTH IN 878843 FOR ACCESS TO S.T.H."14" ACCESS). DOC 878843 SHOWN ON MAP.

11. (F-11) Easement Agreement upon the terms, conditions and provisions contained therein:

Dated: August 17, 2016

Parties: Whilden R. Hughes and Judith A. Hughes and Pinnacle Dairy, LLC, a Wisconsin limited liability company

Recorded: December 16, 2016

Instrument: 2068179. SHOWN ON MAP.



5-9-2023

 RFA
 NO.
 BY
 DATE
 REVISIONS

 2023
 RO
 AK
 AK

172388	5-9-2023	ERO	i
EC-NO.	E DATE	/N BY:	SNED BY:

PHONE: 414.949.8919 501 MAPLE AVENUE DELAFIELD, WI 53018-935. www.sehinc.com

OF LOT 1 OF CSM 39-5, AND LOT 1 OF CSM 20-88, AND PART OF THE SOUTHEAST 1/4, AND NORTHEAST 1/4, HE SOUTHEAST 1/4 OF SECTION 26, PART OF THE NORTHWEST 1/4, NORTHEAST 1/4, SOUTHWEST 1/4, AND JUHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4, AND THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4, AND PART OF THE NORTHEAST 1/4, AND PART OF THE NORTHWEST 1/4, AND PART OF SOUTHEAST 1/4, AND THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 36, AND THE NORTHEAST 1/4 OF SECTION 35, THE NORTHEAST 1/4 OF SECTION 35, AND THE NORTHEAST 1/4 OF SECTION 35, THE NORTHEAST 1/4 OF SECTION 35, THE NORTHEAST 1/4 OF SECTION 35, AND THE NORTHEAST 1/4 OF SECTION 35, TOWNSHIP AND THE RAND THE TOWN OF INION ROCK COUNTY WISCONSIN

SHEET

6 OF 6



## OILSEED PROCESSING & REFINING

# PROJECT ORANGE EVANSVILLE, WISCONSIN

## **Project Information Sheet**

Owner



OILSEED PROCESSING & REFINING

5500 Cenex Drive

## Mechanical Engineer:

ENGINEERS
670 County Road B West

St. Paul, Minnesota 55113 Tel: (651) 771-0880 Fax: (651) 771-0878 Email: kfi@kfi-eng.com

## Civil Engineer:



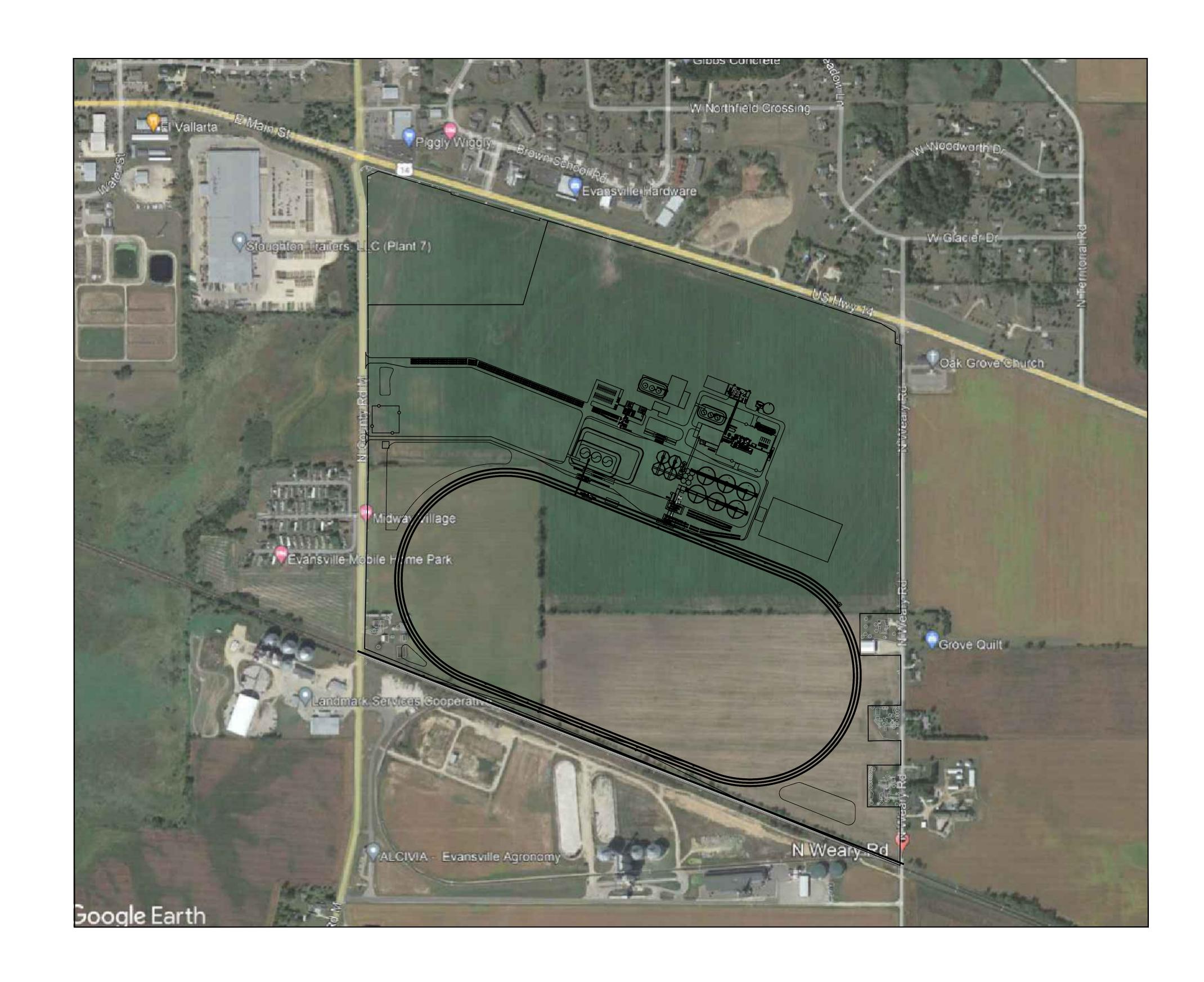
SEH, Inc. 2351 Connecticut Ave, Suite 300 Sartell, MN 56377 Tel. (320) 229-4300

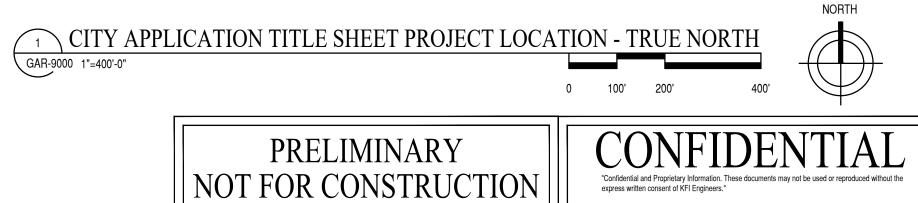
## Developer:

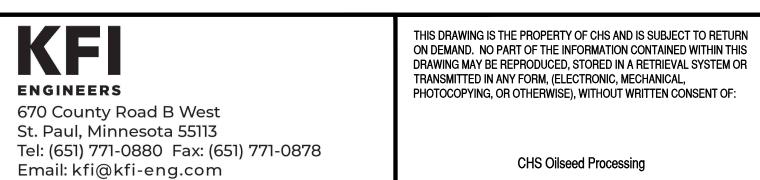


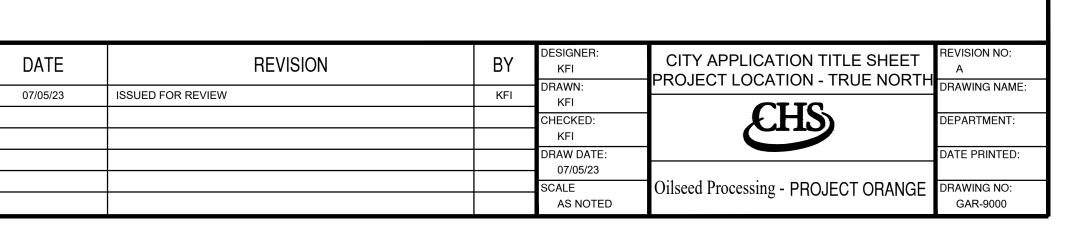
McGough

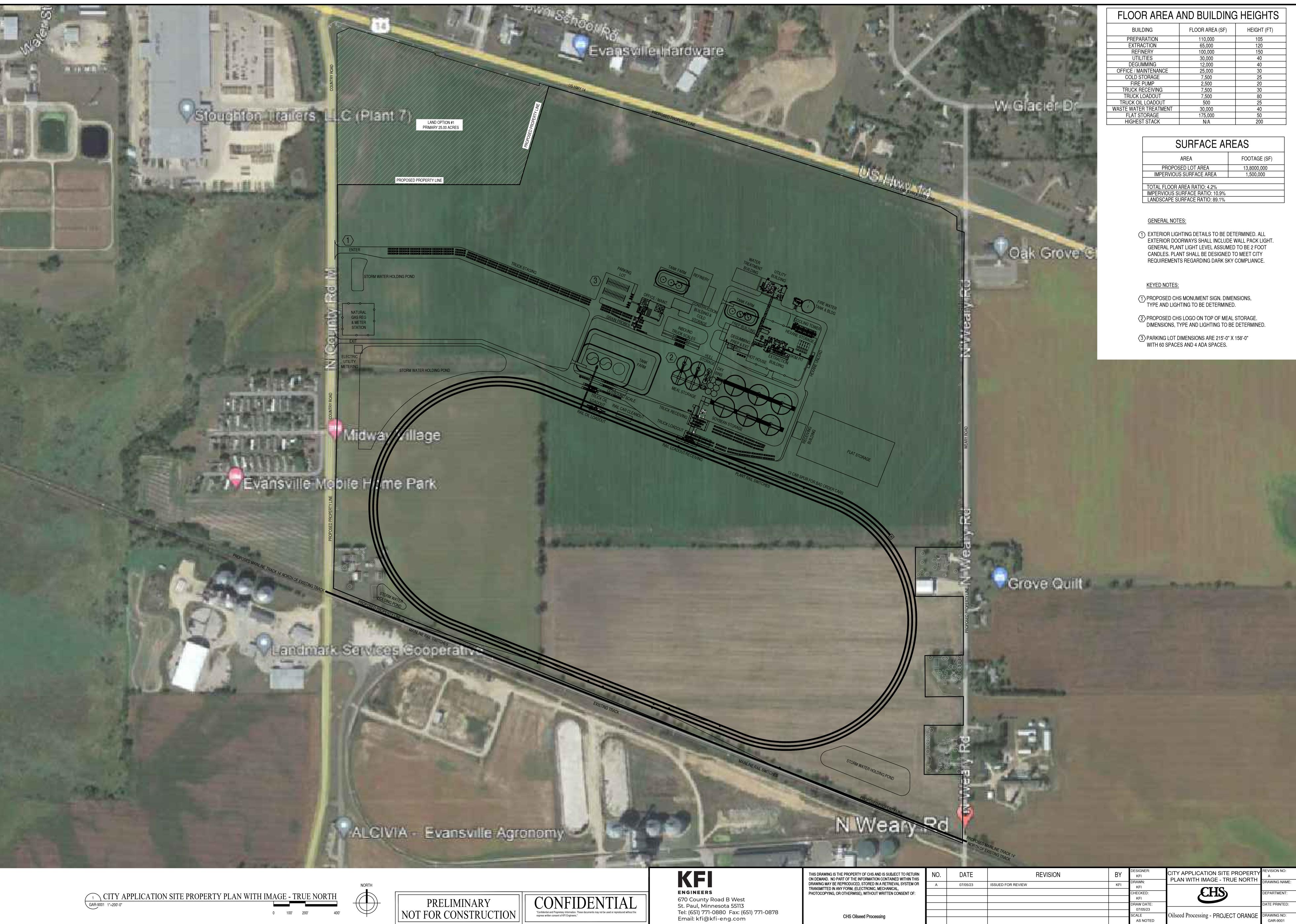
2737 FAIRVIEW AVENUE NORTH
ST. PAUL, MINNESOTA 55113
Tel. (651) 633-5050
Fax (651) 633-5673

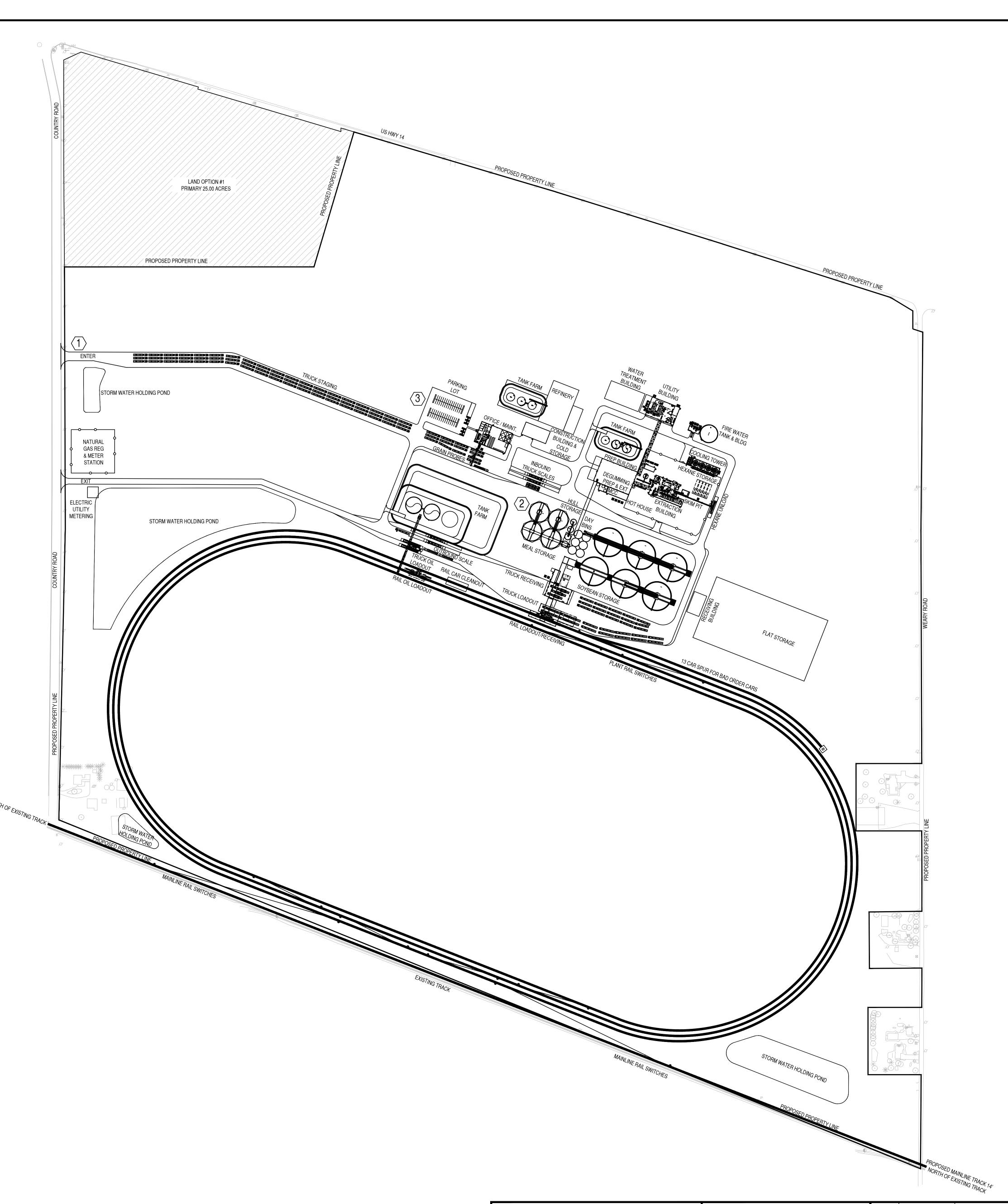












FLOOR AREA AND BUILDING HEIGHTS		
BUILDING	FLOOR AREA (SF)	HEIGHT (FT)
PREPARATION	110,000	105
EXTRACTION	65,000	120
REFINERY	100,000	150
UTILITIES	30,000	40
DEGUMMING	12,000	40
OFFICE / MAINTENANCE	25,000	30
COLD STORAGE	7,500	25
FIRE PUMP	2,500	20
TRUCK RECEIVING	7,500	30
TRUCK LOADOUT	7,500	80
TRUCK OIL LOADOUT	500	25
WASTE WATER TREATMENT	30,000	40
FLAT STORAGE	175,000	50
HIGHEST STACK	N/A	200

SURFACE AREAS				
AREA	FOOTAGE (SF)			
PROPOSED LOT AREA	13,8000,000			
IMPERVIOUS SURFACE AREA	1,500,000			
TOTAL FLOOR AREA RATIO: 4.2%				
IMPERVIOUS SURFACE RATIO: 10.9%				
LANDSCAPE SURFACE RATIO: 89.1%				

**GENERAL NOTES:** 

1) EXTERIOR LIGHTING DETAILS TO BE DETERMINED. ALL EXTERIOR DOORWAYS SHALL INCLUDE WALL PACK LIGHT. GENERAL PLANT LIGHT LEVEL ASSUMED TO BE 2 FOOT CANDLES. PLANT SHALL BE DESIGNED TO MEET CITY REQUIREMENTS REGARDING DARK SKY COMPLIANCE.

KEYED NOTES:

1 PROPOSED CHS MONUMENT SIGN. DIMENSIONS, TYPE AND LIGHTING TO BE DETERMINED.

(2) PROPOSED CHS LOGO ON TOP OF MEAL STORAGE.
DIMENSIONS, TYPE AND LIGHTING TO BE DETERMINED.

(3) PARKING LOT DIMENSIONS ARE 215'-0" X 158'-0" WITH 60 SPACES AND 4 ADA SPACES.

CONFIDENTIAL

"Confidential and Proprietary Information. These documents may not be used or reproduced without the express written consent of KFI Engineers."

THIS DRAWING IS THE PROPERTY OF CHS AND IS SUBJECT TO RETURN ON DEMAND. NO PART OF THE INFORMATION CONTAINED WITHIN THIS DRAWING MAY BE REPRODUCED, STORED IN A RETRIEVAL SYSTEM OR TRANSMITTED IN ANY FORM, (ELECTRONIC, MECHANICAL, PHOTOCOPYING, OR OTHERWISE), WITHOUT WRITTEN CONSENT OF: **KFI** ENGINEERS 670 County Road B West St. Paul, Minnesota 55113 Tel: (651) 771-0880 Fax: (651) 771-0878 Email: kfi@kfi-eng.com

**CHS Oilseed Processing** 

DATE **REVISION** DRAWN: KFI 07/05/23 ISSUED FOR REVIEW KFI CHECKED: KFI DRAW DATE: 07/05/23 SCALE AS NOTED

CITY APPLICATION SITE PROPERTY REVISION NO: PLAN NO IMAGE - TRUE NORTH RAWING NAME: DEPARTMENT: DATE PRINTED: Oilseed Processing - PROJECT ORANGE DRAWING NO:
GAR-9002

## **Certificate Of Completion**

Envelope Id: C858DA0B19C84EB184B079A6E265B967

Subject: Complete with DocuSign: Conditional Use Permit Application\_23.07.05.pdf

Source Envelope:

Document Pages: 15 Signatures: 1 Certificate Pages: 5 Initials: 0

AutoNav: Enabled

**Envelopeld Stamping: Enabled** 

Time Zone: (UTC-06:00) Central Time (US & Canada)

**Envelope Originator:** 

Status: Completed

Mark Fabel

2737 Fairview Ave N St Paul, MN 55113-1307 MFabel@mcgough.com IP Address: 97.127.50.196

### **Record Tracking**

Status: Original

7/5/2023 12:11:05 PM

Holder: Mark Fabel

MFabel@mcgough.com

Location: DocuSign

## Signer Events

Jim Graham

jim.graham@chsinc.com

Facility Manager

Security Level: Email, Account Authentication

(None)

## Signature

DocuSigned by: Jim Graliam D8F61C49CCE5470.

Signature Adoption: Pre-selected Style Using IP Address: 163.116.252.40

### **Timestamp**

Sent: 7/5/2023 12:13:08 PM Viewed: 7/5/2023 2:20:25 PM Signed: 7/5/2023 2:20:46 PM

### **Electronic Record and Signature Disclosure:**

Accepted: 7/5/2023 2:20:25 PM

ID: 0d423bf4-7c37-4073-8ae5-3ee23576b562

e:	~ ~	atı	
.51	an	аті	IFE

## **Timestamp**

### **Editor Delivery Events**

**Agent Delivery Events** 

In Person Signer Events

## **Status**

### **Status**

## **Status**

COPIED

## **Timestamp Timestamp**

**Timestamp** 

## **Certified Delivery Events**

**Intermediary Delivery Events** 

## **Status Status**

Signature

## **Timestamp Timestamp**

Mark Fabel

mfabel@mcgough.com

**Carbon Copy Events** 

McGough Development

**Notary Events** 

Security Level: Email, Account Authentication

(None)

Not Offered via DocuSign

Sent: 7/5/2023 12:13:08 PM Resent: 7/5/2023 2:20:57 PM

## **Electronic Record and Signature Disclosure:**

### **Witness Events** Signature

### **Envelope Summary Events Status Envelope Sent** Hashed/Encrypted Certified Delivered Security Checked Signing Complete Security Checked Completed Security Checked

## **Timestamp**

## **Timestamp**

## **Timestamps**

7/5/2023 12:13:08 PM
7/5/2023 2:20:25 PM
7/5/2023 2:20:46 PM
7/5/2023 2:20:46 PM

Payment Events Status Timestamps

Electronic Record and Signature Disclosure

### ELECTRONIC RECORD AND SIGNATURE DISCLOSURE

From time to time, McGough Construction (we, us or Company) may be required by law to provide to you certain written notices or disclosures. Described below are the terms and conditions for providing to you such notices and disclosures electronically through the DocuSign system. Please read the information below carefully and thoroughly, and if you can access this information electronically to your satisfaction and agree to this Electronic Record and Signature Disclosure (ERSD), please confirm your agreement by selecting the check-box next to 'I agree to use electronic records and signatures' before clicking 'CONTINUE' within the DocuSign system.

## **Getting paper copies**

At any time, you may request from us a paper copy of any record provided or made available electronically to you by us. You will have the ability to download and print documents we send to you through the DocuSign system during and immediately after the signing session and, if you elect to create a DocuSign account, you may access the documents for a limited period of time (usually 30 days) after such documents are first sent to you. After such time, if you wish for us to send you paper copies of any such documents from our office to you, you will be charged a \$0.00 per-page fee. You may request delivery of such paper copies from us by following the procedure described below.

## Withdrawing your consent

If you decide to receive notices and disclosures from us electronically, you may at any time change your mind and tell us that thereafter you want to receive required notices and disclosures only in paper format. How you must inform us of your decision to receive future notices and disclosure in paper format and withdraw your consent to receive notices and disclosures electronically is described below.

## Consequences of changing your mind

If you elect to receive required notices and disclosures only in paper format, it will slow the speed at which we can complete certain steps in transactions with you and delivering services to you because we will need first to send the required notices or disclosures to you in paper format, and then wait until we receive back from you your acknowledgment of your receipt of such paper notices or disclosures. Further, you will no longer be able to use the DocuSign system to receive required notices and consents electronically from us or to sign electronically documents from us.

## All notices and disclosures will be sent to you electronically

Unless you tell us otherwise in accordance with the procedures described herein, we will provide electronically to you through the DocuSign system all required notices, disclosures, authorizations, acknowledgements, and other documents that are required to be provided or made available to you during the course of our relationship with you. To reduce the chance of you inadvertently not receiving any notice or disclosure, we prefer to provide all of the required notices and disclosures to you by the same method and to the same address that you have given us. Thus, you can receive all the disclosures and notices electronically or in paper format through the paper mail delivery system. If you do not agree with this process, please let us know as described below. Please also see the paragraph immediately above that describes the consequences of your electing not to receive delivery of the notices and disclosures electronically from us.

## **How to contact McGough Construction:**

You may contact us to let us know of your changes as to how we may contact you electronically, to request paper copies of certain information from us, and to withdraw your prior consent to receive notices and disclosures electronically as follows:

To contact us by email send messages to: helpdesk@mcgough.com

## To advise McGough Construction of your new email address

To let us know of a change in your email address where we should send notices and disclosures electronically to you, you must send an email message to us at helpdesk@mcgough.com and in the body of such request you must state: your previous email address, your new email address. We do not require any other information from you to change your email address.

If you created a DocuSign account, you may update it with your new email address through your account preferences.

## To request paper copies from McGough Construction

To request delivery from us of paper copies of the notices and disclosures previously provided by us to you electronically, you must send us an email to helpdesk@mcgough.com and in the body of such request you must state your email address, full name, mailing address, and telephone number. We will bill you for any fees at that time, if any.

## To withdraw your consent with McGough Construction

To inform us that you no longer wish to receive future notices and disclosures in electronic format you may:

i. decline to sign a document from within your signing session, and on the subsequent page, select the check-box indicating you wish to withdraw your consent, or you may;

ii. send us an email to helpdesk@mcgough.com and in the body of such request you must state your email, full name, mailing address, and telephone number. We do not need any other information from you to withdraw consent.. The consequences of your withdrawing consent for online documents will be that transactions may take a longer time to process..

## Required hardware and software

The minimum system requirements for using the DocuSign system may change over time. The current system requirements are found here: <a href="https://support.docusign.com/guides/signer-guide-signing-system-requirements">https://support.docusign.com/guides/signer-guide-signing-system-requirements</a>.

## Acknowledging your access and consent to receive and sign documents electronically

To confirm to us that you can access this information electronically, which will be similar to other electronic notices and disclosures that we will provide to you, please confirm that you have read this ERSD, and (i) that you are able to print on paper or electronically save this ERSD for your future reference and access; or (ii) that you are able to email this ERSD to an email address where you will be able to print on paper or save it for your future reference and access. Further, if you consent to receiving notices and disclosures exclusively in electronic format as described herein, then select the check-box next to 'I agree to use electronic records and signatures' before clicking 'CONTINUE' within the DocuSign system.

By selecting the check-box next to 'I agree to use electronic records and signatures', you confirm that:

- You can access and read this Electronic Record and Signature Disclosure; and
- You can print on paper this Electronic Record and Signature Disclosure, or save or send this Electronic Record and Disclosure to a location where you can print it, for future reference and access; and
- Until or unless you notify McGough Construction as described above, you consent to
  receive exclusively through electronic means all notices, disclosures, authorizations,
  acknowledgements, and other documents that are required to be provided or made
  available to you by McGough Construction during the course of your relationship with
  McGough Construction.